

PLANNING BOARD

Town of Upton



Massachusetts

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Upton Planning Board Quarterly Report 1st Quarter, CY2012

Summary

During the 1st quarter of 2012 the Planning Board held the following public hearing:

- Zoning Bylaw amendment – clerical correction to Dimensional Table footnote. Hearing opened and closed on 3/27/12.

The Planning Board met with the Local Community Housing Partnership Committee to discuss a proposed Affordable Housing Trust and an Affordable Housing Production Plan (draft). They also met with members of the Open Space Committee to discuss a potential Scenic Roads Bylaw. Although a formal Site Plan application was not required the Planning Board reviewed the Town's proposal to build a water pump station at the wellfield site located off West River St.

Subdivisions:

"Cross Winds," a 32-lot definitive plan located between Plain Street and Station Street was approved in September 2005. Site clearing has been done and work on the infrastructure has begun. **"Sylvan Springs"** definitive plan was approved in November 2006. This is a 54-lot subdivision located off Northbridge Road, in Mendon. Ten lots (6 houses) will be located in Upton. Construction of the subdivision has begun. **"Governor's Landing"** subdivision (59 lots off Milford Street) litigation has been completed however no further action has been taken at this time.

Special Permits:

A Special Permit application for modification to the existing Wireless Facility located off Adam St, Westborough was submitted by Sprint on April 19, 2012. A public hearing has not yet been set.

A Large Lot Frontage Reduction Special Permit application for property located off Fowler St was submitted on November 17, 2011. Application was withdrawn by the applicant.

An Open Space Definitive Subdivision plan entitled **"JR Estates"** was submitted January 2011. This is a 5-lot subdivision located off West River Street. The Board completed its review and voted to approve this subdivision. No further action has been taken at this time.

Industrial Tower has begun installing a Wireless Data Transfer Facility off Warren St on Pratt Hill (approved 2010). The tower has been installed and they are currently working to bring power to the site. The following carriers will be co-locating on this tower: Verizon, Sprint/Nextel, TMobile, and American Medical Response.

The Special Permit development plan entitled **"Rockwood Meadows"**, a 62-unit Senior Housing Community, located off East Street, was approved in September 2006. No further action has taken place. **"Maple Ave Planned Village Development"** Special Permit was approved in June 2006. No further action has taken place.

Site Plans:

No Site Plans were submitted this quarter.

Plan Review

The data table below summarizes the Board's review activity for the 4th quarter of 2011.

<u>Type of Plan</u>	<u>Submitted</u>	<u>Total # of Lots/Parcels</u>	<u>\$ Fees Collected</u>
81P (ANR)	3	4 lots/1 parcels	\$ 350.00
Preliminary Plan	0	NA	0
Definitive Plan	0	NA	0
Modification to Def. Plan	0	NA	0
Site Plan	0	NA	0
Special Permit	1	NA	0
<u>Street Acceptance</u>	<u>0</u>	<u>NA</u>	<u>NA</u>
Subdivisions in process	3	97 houses	NA
Construction started	2	0 houses completed	NA
Site Plans in process	0	NA	NA
Construction started	0	NA	NA
Special Permits in process	1	NA	NA
Construction started	0	NA	NA

Grafton-Upton Railroad

At this time the Board has taken no further action regarding the rail yard on Maple Avenue. As we have appointed a representative to the Railroad Fact Finding Committee we are waiting to see what issues may require further investigation through the scope of the Planning Board's regulatory authority.

Goals (on going)

- Review and amend the Zoning Bylaws as may be necessary.
- Review and amend the Subdivision of Land Rules & Regulations as may be necessary.
- Recommend/implement items from the Master Plan.
- Attend workshops, seminars and training sessions in order to keep up-to-date on information pertinent to the Planning Board.

General

The Planning Board Office is located in the Town Hall adjacent to the Town Clerk's Office. Office hours are Tuesday & Thursday 8:00 am – 2:00 pm. Please contact Denise Smith, Administrative Clerk, at (508) 529-1008 or email: dsmith@upton.ma.us. You may also find information relative to the Planning Board on the Town's website: www.upton.ma.us. Planning Board meetings are held the 2nd & 4th Tuesday of each month at 7:00 pm, at Nipmuc Regional High School (Professional Development Center - PDC), 90 Pleasant Street, and as posted. Meeting agendas are posted on the website in advance of each meeting however, they are subject to change.

Respectfully Submitted,

Paul Carey
Planning Board Chair